

**MINUTES OF THE REGULAR MEETING  
OF THE PLANNING & ZONING COMMISSION OF THE  
CITY OF LAKE WORTH, TEXAS  
HELD IN CITY HALL, COUNCIL CHAMBERS, 3805 ADAM GRUBB  
TUESDAY, OCTOBER 15, 2019**

**REGULAR MEETING: 6:30 PM**

**A. CALL TO ORDER.**

Chair Sherrie Kubala-Watkins called the Planning & Zoning Commission meeting to order at 6:30 p.m.

**A.1 INVOCATION AND PLEDGE OF ALLEGIANCE.**

Member Patty Biggers gave the invocation and attendees recited the pledge of allegiance.

**A.2 ROLL CALL.**

Present:	Don Riley	Place 1
	Sherrie Kubala Watkins	Chair, Place 2
	Patty Biggers	Place 4
	Troy Jones	Place 5
	Diane Smith	Place 6
	Coy Pennington	Place 7

Absent:	Jeannie Turley	Vice Chair, Place 3
---------	----------------	---------------------

Staff Present:	Suzanne Meason	Planning and Zoning Administrator
	Barry Barber	Director of Building Development

**A.3 SPECIAL PRESENTATION(S) AND RECOGNITION(S).**

**1. PRESENTATION – ADMINISTER OATHS OF OFFICE TO REAPPOINTED  
PLANNING & ZONING COMMISSION MEMBERS, PLACES 1, 5 AND 7.**

Ms. Suzanne Meason administered the oath(s) of office for Place 1 – Don Riley, Place 5 – Troy Jones and Place 7 – Coy Pennington.

**B. MINUTES**

**B.1 APPROVE MINUTES OF THE SEPTEMBER 17, 2019 PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

COMMISSIONER TROY JONES MADE A MOTION, SECONDED BY COMMISSIONER DON RILEY, TO APPROVE THE MINUTES OF THE SEPTEMBER 17, 2019 PLANNING AND ZONING COMMISSION MEETING AS PRESENTED.

**MOTION TO APPROVE CARRIED 6-0.**

**C. PLANNING AND DEVELOPMENT**

**C.1 DISCUSS AND CONSIDER A WAIVER FROM ORDINANCE NO. 826, DESIGN CRITERIA AND CONSTRUCTION STANDARDS, SECTION XIII – DRAINAGE AND STORM SEWER, B. HYDROLOGY, 4. RUNOFF CALCULATIONS.**

COMMISSION MEMBER COY PENNINGTON MADE A MOTION, SECONDED BY COMMISSIONER PATTY BIGGERS, TO GRANT THE WAIVER TO ORDINANCE NO. 826 DESIGN CRITERIA AND CONSTRUCTION STANDARDS, SECTION XIII - DRAINAGE AND STORM SEWER, B. HYDROLOGY, 4. RUNOFF CALCULATIONS FOR THE 10 ACRE AGE RESTRICTED (55 YEARS +) SENIOR LIVING COMMUNITY DEVELOPMENT LOCATED OFF HODGKINS ROAD.

**MOTION TO APPROVE CARRIED 6-0.**

**D. PUBLIC HEARINGS**

**D.1 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-20, A PROPOSED PRELIMINARY PLAT BEING ALL OF A 10.58-ACRE TRACT OF LAND KNOWN AS ABSTRACT 188, TRACT 2CC, JOHN BREEDING SURVEY, OF THE RECORDS OF TARRANT COUNTY, TEXAS. THE PROPOSED PRELIMINARY PLAT'S NEW LEGAL DESCRIPTION WILL BE BLOCK 2, LOT 1, LAKEVIEW ESTATES SUBDIVISION, WHICH IS GENERALLY DESCRIBED AS 4426 HODGKINS ROAD, LAKE WORTH, TEXAS.**

**APPROVED**

Chair Sherrie Kubala-Watkins announced that the public hearing was already open, and it was closed at 6:42 pm.

Ms. Suzanne Meason presented the case to the Commission explaining that the item had been tabled at the previous meeting but was ready to be heard by the Commission at this time. She advised that staff had met with the developer, engineer, and contractor and worked through the last few comments. Those property owners within two hundred (200') feet were sent notice of the public hearing again as well.

Correen Robertson with Cortell Development representing the owner of the property was present to answer any questions.

Chair Sherrie Kubala-Watkins asked if there was anyone in the audience wishing to speak. Being no comments, she entertained a motion.

**COMMISSIONER COY PENNINGTON MADE A MOTION, SECONDED BY COMMISSIONER TROY JONES, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-20 AS PRESENTED.**

**MOTION TO APPROVE CARRIED 6-0.**

**D.2 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE NO. PZ-2019-21, REGARDING AN ORDINANCE AMENDING ORDINANCE NO. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CONSIDER A SITE PLAN FOR THE AGE RESTRICTED SENIOR LIVING COMMUNITY AN APPROXIMATELY 10.58-ACRE TRACT OF LAND, CURRENTLY LEGALLY KNOWN AS ABSTRACT 188, TRACT 2CC, JOHN BREEDING SURVEY, TARRANT COUNTY, TEXAS, BEING THAT ALL OF THE CERTAIN CALLED 10.58-ACRE PARCEL OF LAND, WHICH WHEN PLATTED WILL BECOME BLOCK 2, LOT 1, LAKEVIEW ESTATES SUBDIVISION RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE. THE PROPERTY TO BE CONSIDERED IS GENERALLY DESCRIBED AS A 10.58-ACRE PARCEL OF LAND LOCATED AT 4426 HODGKINS ROAD, LAKE WORTH, TEXAS.**

**APPROVED**

Chair Sherrie Kubala-Watkins announced that the public hearing was already open, and it was closed at 6:51 pm.

Ms. Suzanne Meason presented the case to the Planning & Zoning Commission.

Correen Robertson with Cortell Development representing the owner of the property was again present to answer any questions regarding the project.

COMMISSIONER DIANE SMITH MADE A MOTION, SECONDED BY COMMISSIONER COY PENNINGTON, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-21 AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

**D.3 PUBLIC HEARING TO CONSIDER PLANNING AND ZONING CASE NO. PZ-2019-24, AN ORDINANCE, AMENDING ORDINANCE NO. 802, SO AS TO CONSIDER A SITE PLAN AMENDMENT OF AN APPROXIMATE 1.45-ACRE PARCEL OF LAND, LEGALLY KNOWN AS BLOCK 1, LOT 8, LAKE WORTH TOWNE CROSSING ADDITION, LAKE WORTH, TARRANT COUNTY, TEXAS, BEING THAT ALL OF THE CERTAIN CALLED 1.45-ACRE PARCEL OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS. THE PROPERTY TO BE CONSIDERED IS GENERALLY DESCRIBED AS A 1.45-ACRE PARCEL OF LAND LOCATED 6632 LAKE WORTH BLVD., LAKE WORTH, TEXAS.**

**APPROVED**

Chair Sherrie Kubala-Watkins opened the public hearing at 6:52 pm and closed it at 6:54 pm.

Ms. Meason presented the case to the Commission. She advised that this was the request of Wells Fargo Bank for a site plan amendment to add an additional ATM kiosk at the rear of the site due to increased traffic flow at this location, being that the location at 6111 Lake Worth Blvd. closed. Staff does not feel that there should be any additional traffic flow issues created by the addition of the ATM.

Chair Sherrie Kubala-Watkins asked if there was anyone in the audience wishing to speak. Being no comments, she entertained a motion.

COMMISSIONER COY PENNINGTON MADE A MOTION, SECONDED BY COMMISSIONER PATTY BIGGERS, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-24 AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

**D.4 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE No. PZ-2019-25, AN ORDINANCE AMENDING ORDINANCE No. 849, SO AS TO CONSIDER A SITE PLAN AMENDMENT OF AN APPROXIMATE 12.33-ACRE PARCEL OF LAND, LEGALLY KNOWN AS LOT 1, HOME DEPOT LAKE WORTH ADDITION, LAKE WORTH, TARRANT COUNTY, TEXAS, BEING THAT ALL OF THE CERTAIN CALLED 12.33-ACRE PARCEL OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS. THE PROPERTY TO BE CONSIDERED IS GENERALLY DESCRIBED AS A 12.33-ACRE PARCEL OF LAND LOCATED 3950 JIM WRIGHT FREEWAY, LAKE WORTH, TEXAS.**

**APPROVED**

Chair Sherrie Kubala-Watkins opened the public hearing at 6:55 pm and closed it at 6:58 pm.

Ms. Meason presented the case to the Commission. This request is from the Home Depot, who is adding a tool/equipment rental service to their existing store, which will have some outside display as well. They will be adding a fenced in area where the lumber pick is currently as well as display area in a portion of the parking lot.

Commissioner Diane Smith asked about screening. Ms. Meason advised that the areas would be screened.

Chair Sherrie Kubala-Watkins asked if there was anyone in the audience wishing to speak. Being no comments, she entertained a motion.

**COMMISSIONER DIANE SMITH MADE A MOTION, SECONDED BY COMMISSIONER TROY JONES, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-25 AS PRESENTED.**

**MOTION TO APPROVE CARRIED 6-0.**

**D.5 PUBLIC HEARING TO CONSIDER PLANNING & ZONING CASE No. PZ-2019-26, AN ORDINANCE AMENDING ORDINANCE No. 500, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAKE WORTH, SO AS TO CONSIDER A LAND USE DESIGNATION AND DEVELOPMENT PLAN OF AN APPROXIMATELY 1.26-ACRE PARCEL OF LAND, LEGALLY KNOWN AS BLOCK 4, LOT 2-R1, BROADVIEW WEST ADDITION,**

**TARRANT COUNTY, TEXAS, BEING THAT ALL OF THE CERTAIN CALLED 1.26-ACRE PARCEL OF LAND RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGE. THE PROPERTY TO BE CONSIDERED IS GENERALLY DESCRIBED AS A 1.26-ACRE PARCEL OF LAND LOCATED AT 6116 LAKE WORTH BLVD., LAKE WORTH, TEXAS.**

**APPROVED**

Chair Sherrie Kubala-Watkins opened the public hearing at 6:59 pm and closed it at 7:05 pm.

Ms. Meason presented the case to the Commission explaining this was the request of Robert Petrie who has the property under contract to purchase and would like for the use of a Commercial/Retail Shopping Center to be approved prior to purchasing the property. Mr. Petrie feels that this use is more conducive to the city's Comprehensive Land Use Plan and for redevelopment in that area. The request does include the sale/consumption of alcohol at the location. Staff had received one (1) public comment form back in favor of the request and two (2) forms back in opposition to the request.

Chair Sherrie Kubala-Watkins asked if there was anyone else in the audience wishing to speak. Being no comments, she entertained a motion.

**COMMISSIONER COY PENNINGTON MADE A MOTION, SECONDED BY COMMISSIONER PATTY BIGGERS, TO APPROVE PLANNING AND ZONING CASE #PZ-2019-26 AS PRESENTED.**

**MOTION TO APPROVE CARRIED 6-0.**

**E. GENERAL ITEMS**

**E.1 DISCUSS AND CONSIDER APPOINTMENT OF A PLANNING & ZONING COMMISSION CHAIR.**

**COMMISSIONER DIANE SMITH MADE A MOTION TO NOMINATE SHERRIE KUBALA-WATKINS AS COMMISSION CHAIR, SECONDED BY COMMISSIONER TROY JONES, ALL VOTED IN FAVOR OF Ms. WATKINS AS COMMISSION CHAIR.**

**E.2 DISCUSS AND CONSIDER APPOINTMENT OF A PLANNING & ZONING COMMISSION VICE CHAIR.**

COMMISSIONER TROY JONES MADE A MOTION TO NOMINATE COY PENNINGTON AS COMMISSION VICE CHAIR, SECONDED BY COMMISSIONER PATTY BIGGERS, ALL VOTED IN FAVOR OF MR. PENNINGTON AS COMMISSION VICE CHAIR.

**E.3 DISCUSS AND CONSIDER A UTILITIES AND STORMWATER FACILITIES MAINTENANCE AGREEMENT WITH CORTELL DEVELOPMENT GROUP FOR THE LAKEVIEW HEIGHTS ADDITION.**

Ms. Meason presented the item to the Commission.

COMMISSIONER TROY JONES MADE A MOTION, SECONDED BY COMMISSIONER DON RILEY, TO APPROVE THE UTILITIES AND STORMWATER FACILITIES MAINTENANCE AGREEMENT WITH CORTELL DEVELOPMENT GROUP FOR THE LAKEVIEW HEIGHTS ADDITION AS PRESENTED.

**MOTION TO APPROVE CARRIED 6-0.**

**F. STAFF REPORT(S) / ANNOUNCEMENT(S)**

There were no staff reports.

**G. EXECUTIVE SESSION**

The Planning and Zoning Commission may enter into closed Executive Session as authorized by Chapter 551, Texas Government Code. Executive Session may be held at the end of the Regular Session or at any time during the meeting that a need arises for the Planning and Zoning Commission to seek advice from the city attorney (551.071) as to the posted subject matter of this Planning and Zoning Commission meeting.

The Planning and Zoning Commission may confer privately with its attorney to seek legal advice on any matter listed on the agenda or on any matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551, Texas Government Code.

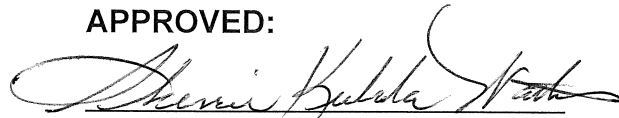
There was no executive session.

**H. EXECUTIVE SESSION ITEMS – PLANNING & ZONING COMMISSION MAY TAKE ACTION ON ANY ITEMS DISCUSSED IN EXECUTIVE SESSION LISTED ON THE AGENDA.**

**I. ADJOURNMENT**

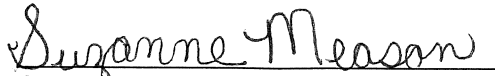
Chair Sherrie Kubala-Watkins adjourned the meeting at 7:12 p.m.

**APPROVED:**

A handwritten signature in cursive script, appearing to read "Sherrie Kubala Watkins", written over a horizontal line.

Sherrie Kubala Watkins, Chair  
Planning & Zoning Commission

**ATTEST:**

A handwritten signature in cursive script, appearing to read "Suzanne Meason", written over a horizontal line.

Suzanne Meason  
Planning & Zoning Administrator